



## Planning Staff Report to the Planning Commission 9.13.2012

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**Docket Number:** FDP 12-182

**Applicant and Property Owner:** Magnolia Park, LLC

**Authorized Representatives:** Marc Yavinsky, Menin Development, Inc.  
Fred Hennighausen, Dave & Buster's  
Todd Simmons, Freeland & Kauffman, Inc.

**Subject Property Location:** 1025 Woodruff Road

**Tax Map Number:** 0547020102504

**Zoning:** PD, Planned Development

**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec. 2-372, Function, Powers, and Duties of the Planning Commission

Sec. 19-382, Planning Commission Action on Final Development Plan

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**Staff Analysis and Recommendation:**

The Applicant proposes to construct two new buildings within the Magnolia Park planned development at 1025 Woodruff Road. "2100" will be a single-level, 18,435 square foot retail building flanking the right side of the entrance to the existing Hollywood 20 Regal Cinemas. Adjacent to "2100" will be a stand-alone 25,200 square foot restaurant, bar, and entertainment venue, Dave & Buster's. At this time the Applicant has indicated that the parking deck structure shown on the enclosed site plan is intended to be submitted as a separate final development plan in the near future.

The proposed development will displace existing parking spaces used by movie theater patrons. Without the new parking structure, the Applicant has demonstrated that adequate parking will be available for both existing and proposed uses, located in nearby areas of the property and by utilizing a cross easement for shared parking with Plaza Green, the adjacent retail shopping center. An enclosed sketch-diagram with parking counts over the site plan was provided by the Applicant. The Applicant has also submitted a landscape plan and site lighting plan, which will be reviewed for compliance with the Ordinance during the review process for the site grading permit.

Both buildings appear to comply with the City's Nonresidential Design Standards. The rendered elevation of the "2100" building, by Design 3 International and dated 8/15/12, shows

predominantly glazed storefront—floor-to-ceiling bays within metal frames—surrounded by a masonry-type cladding with stone colored banding. At either end of the front façade the roof is capped with raised horizontal features that appear to be metal louvers. No signage for the building was proposed or reviewed with the submittal.

The Dave & Buster's building, as presented in rendered drawings by Aria Group Architects, Inc. and dated 8/13/12, includes a projected metal storefront entrance and canopy on an otherwise orange and gray patterned box with white projecting vertical plane walls at opposite corners and beside the main entrance. The vertical walls contain the only proposed building signage, which consists of four internally-lit discs, ranging from 10-13 feet in diameter. Blank walls on three sides of the building will offer nighttime visual interest from in-ground up-lighting. While the Dave & Buster's building design is not likely to be consistent with others in the Magnolia Park PD, it otherwise meets the standards and is considered appropriate for an established entertainment use area.

Pedestrian walkways provide connections between buildings and the future parking structure. Heavy-duty concrete is used to delineate crosswalks in the development; however the crosswalk towards the surface parking lot ends in a grass area. Part of the surface parking area south of the proposed buildings is being reconfigured into 141 spaces and new landscaping will be installed. However, no internal pedestrian path is indicated on the plans and the plans for future adjacent phases are unknown. Twelve bike parking spaces are provided with the development.

Parking layout, access, traffic signs, pavement markings, etc, were not reviewed as part of this submittal. These items will be reviewed at site grading permit stage.

The Planning Staff concludes the Final Development Plan is consistent with the Planned Development and standards of the Ordinance, provided the following stipulations are met:

1. Landscape plan shall comply with the City's Landscape Ordinance.
2. Site lighting plan shall comply with the City's Lighting Ordinance.
3. Signs shall comply with the City's Sign Ordinance.
4. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roof line.
5. Provide continuous pedestrian access to the reconfigured parking area (from the crosswalk) and demonstrate that Phase 5A fits into an overall internal pedestrian system for the planned development.

**Planning Staff Recommendation:**

**Approval with Conditions**

**Planning Commission Decision:**





APPLICANT

DATE: 11/11/2023

OWNER

TAX PARCEL #: **054702-01-02504** DEED BOOK/PAGE **2260 / 700**

## Revised 1-1-08

## FORMAT AND CONTENT REQUIREMENTS FINAL DEVELOPMENT PLANS AND AGREEMENTS

Pursuant to **Section 19-2.3.3(E), Planned Development District – Final PD Plan**, the Administrator shall review and take action for approval of a Final PD Plan. No Building or other Permit shall be issued authorizing the development, use, or occupancy of a parcel of land in a Planned Development District until the Administrator has approved, and the Owner has recorded in the Greenville County Registry of Deeds, a Final Development Plan (FDP) reflecting development consistent with the Plan and Agreement approved by the Planning Commission and City Council as well as the standards of the Zoning Ordinance and the *Design and Specifications Manual*.

Two (2) paper copies and a PDF file of the FDP shall be attached to the Application for FDP Approval and submitted to the Administrator with the required Fee (**made payable to the city of Greenville**). The Plan shall be drawn at a scale sufficient to distinguish the information required by the Ordinance and this Manual; pages shall not exceed 24" x 36". At a minimum, the Plan shall reflect the following information:

1. Vicinity map, title block, scale, north arrow, legend, and all property lines (reflecting courses and distances).
2. Names and locations of all existing and proposed public and private streets abutting the property or within 100' of the property.
3. Location of all existing and proposed easements transecting, or adjacent to, the property.
4. Location of all streams, ponds, wetlands, drainage ditches, and other watercourses as well as the location of any Regulatory Floodway or Floodplain.
5. Location of all trees as required by **Section 19-6.3.2(A), Tree Inventory Required** and Appendix 'E' of this Manual.
6. Location of all existing man-made features on the property (parking and circulation areas, utilities, fire hydrants, buildings, lighting, etc.).
7. Location, use and arrangement of all proposed buildings, signs, and structures (Residential Buildings shall reflect number and type of units as well as number of bedrooms – Nonresidential Buildings shall reflect floor area and use).
8. Interior and exterior setbacks (buildings-to-buildings and buildings-to-property lines);
9. Location and design of all proposed lighting fixtures pursuant to the requirements of **Section 19-6.4, Exterior Lighting**.
10. Location and design of improvements for all proposed open space and recreation areas.



11. Location, layout, and dimensions of all vehicular and pedestrian circulation areas, parking, loading, and service areas, etc. (including sidewalks, dumpster pads, bicycle paths, etc.).
12. Conformance with the requirements of **Section 19-2.3.13(B), Grading Permit**, or confirmation from the Grading Permit Administrator that an Application has been submitted.

The Administrator is authorized to require the Plan to reflect additional information as may be appropriate to enable the Administrator to ensure compliance with all applicable City ordinances, regulations, and standards.

Pursuant to **Section 19-2.3.3(D)(4), Planned Development Agreement**, adoption of a Planned Development District and Ordinance requires the execution of a Planned Development Agreement binding the development to any conditions placed in the adopting Ordinance and PD Plan. This Agreement shall be recorded in the Greenville County Registry of Deeds along with the adopting Ordinance and Plan and shall run with the land, consistent with the provisions of **Section 19-2.2.14, Lapse of Approval/Vested Rights**. The Agreement shall specify the development regulations for the land inclusive of, but not necessarily limited to, the following:

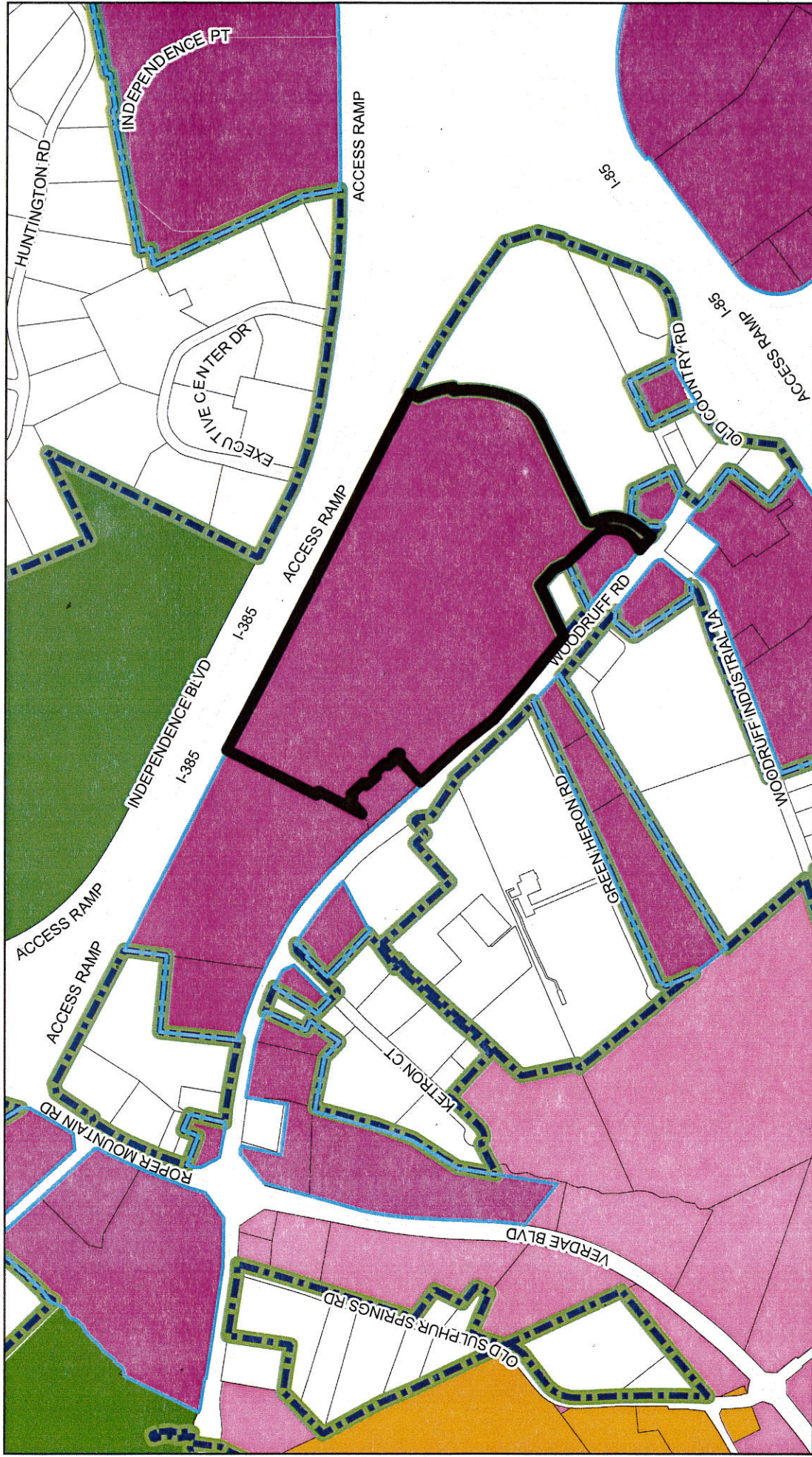
- Project Phasing
- Design Requirements, including:
  - Off-Street Parking and Loading
  - Landscaping, Buffering, and Screening
  - Tree Protection
  - Exterior Lighting
  - Design Standards for Non-Residential Development
  - Sign Regulations
  - Streets and Utilities
- Open Space Preservation and Development
- Public Facility Improvements and Phasing



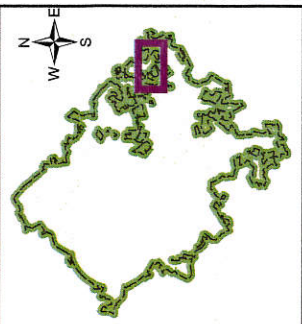


City of Greenville, S.C.

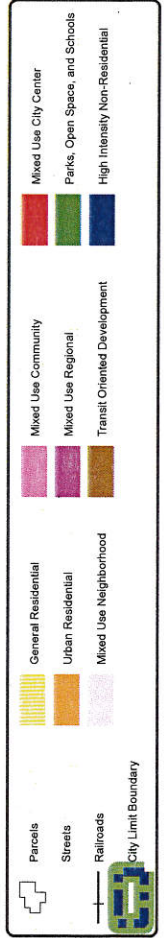
# 1025 Woodruff Rd - Future Land Use



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0 5000 200 Feet

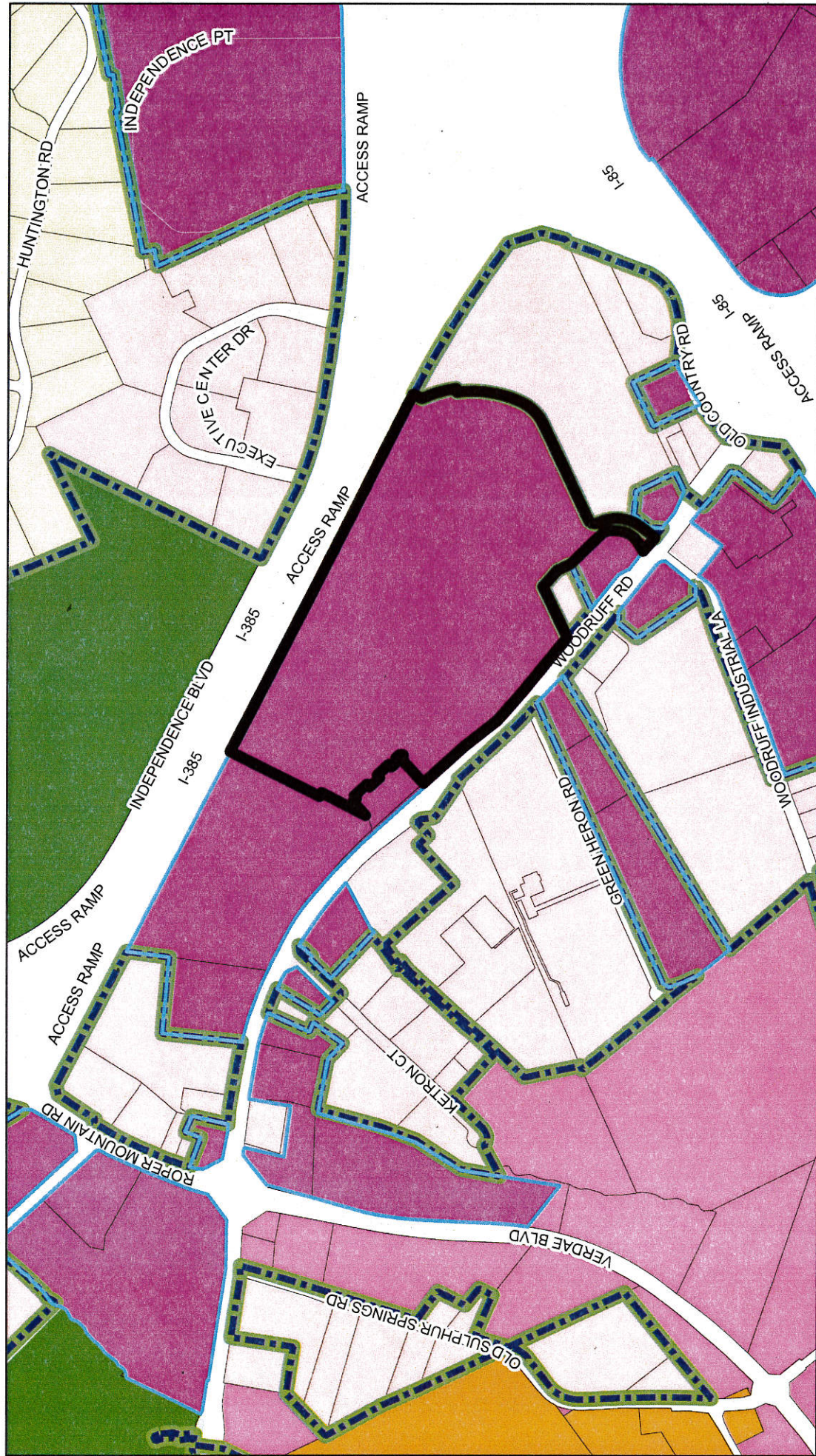




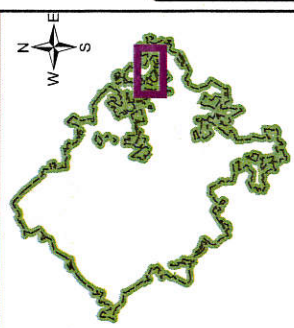


City of Greenville, S.C.

# 1025 Woodruff Rd - Future Land Use

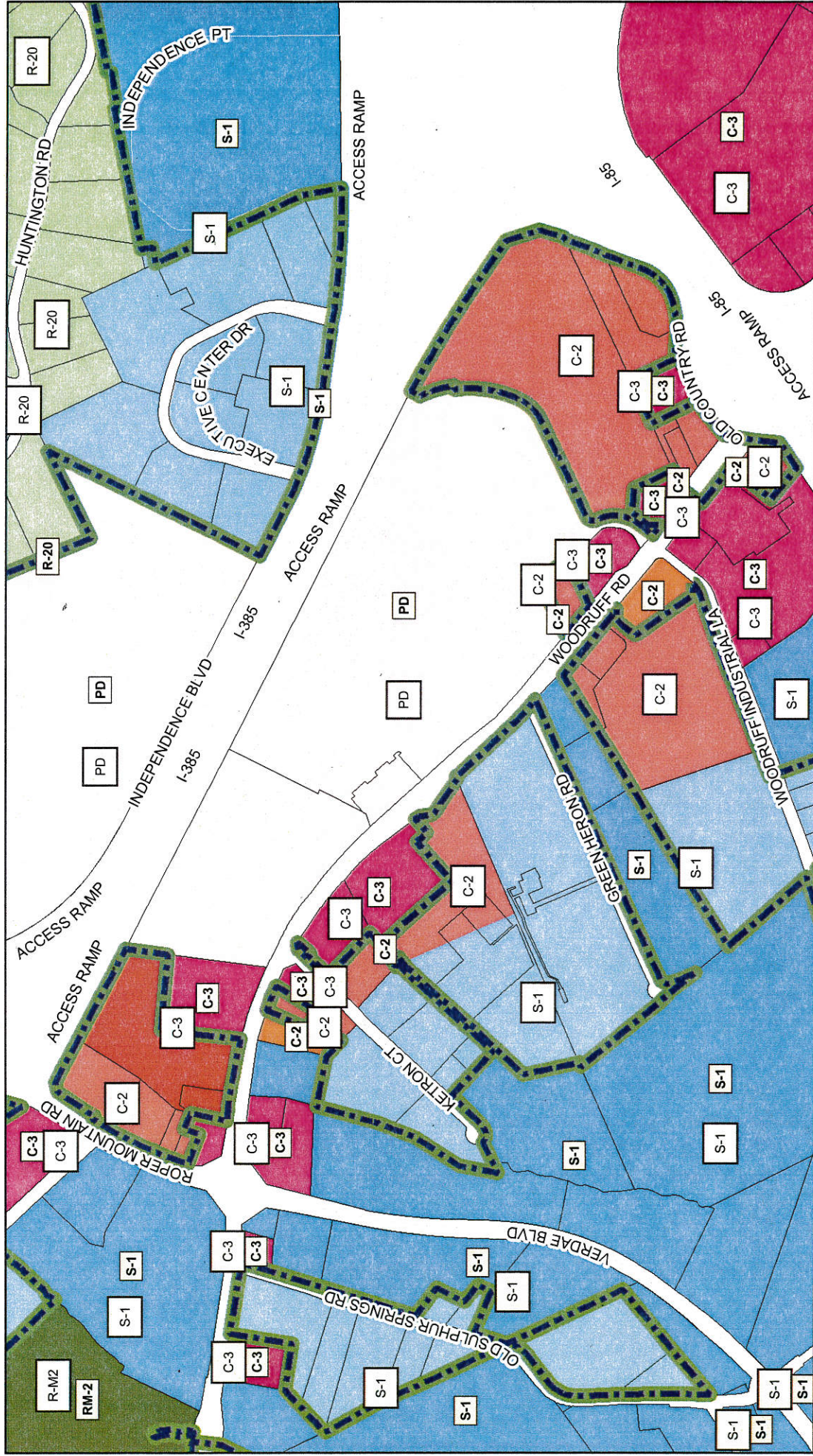


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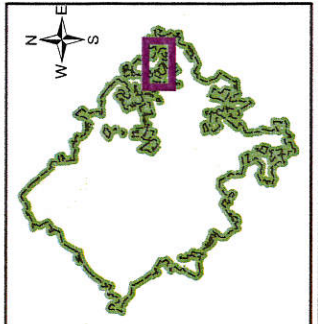



Parcels	Streets	Railroads	City Limit Boundary
Future Land Use (County)			





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	Parcels		C-1		C-4		RM-2		R-9		PD
	Streets		C-2		C-1N		RM-3		I-1		POD
	Railroads		C-3		RM-1		R-6		S-1		OS-C
	City Limit Boundary		RM-1.5		RM-7.5		OD		RDV		



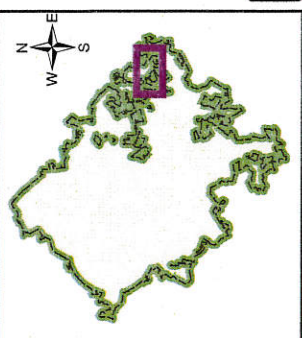


City of Greenville, S.C.

# 1025 Woodruff Rd - Aerial Photo



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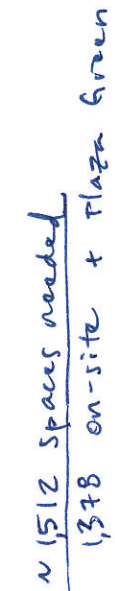


 Parcels

 Streets

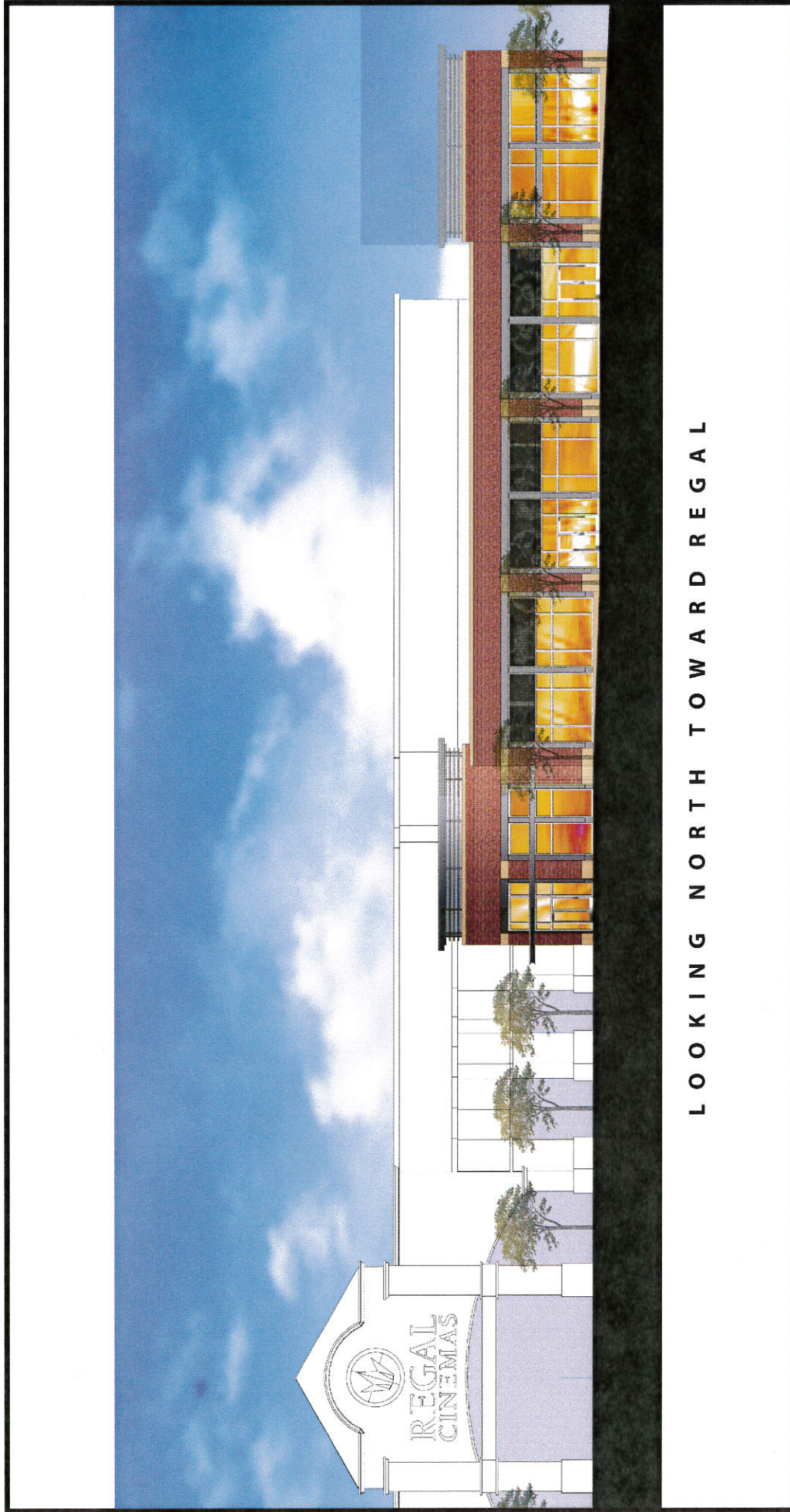
 City Limit Boundary



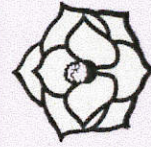


PARKING COUNT  
(w/o parking structure)  
9/4/12





LOOKING NORTH TOWARD REGAL



MAGNOLIA PARK  
GREENVILLE, SOUTH CAROLINA

BUILDING 2100  
15th August 2012













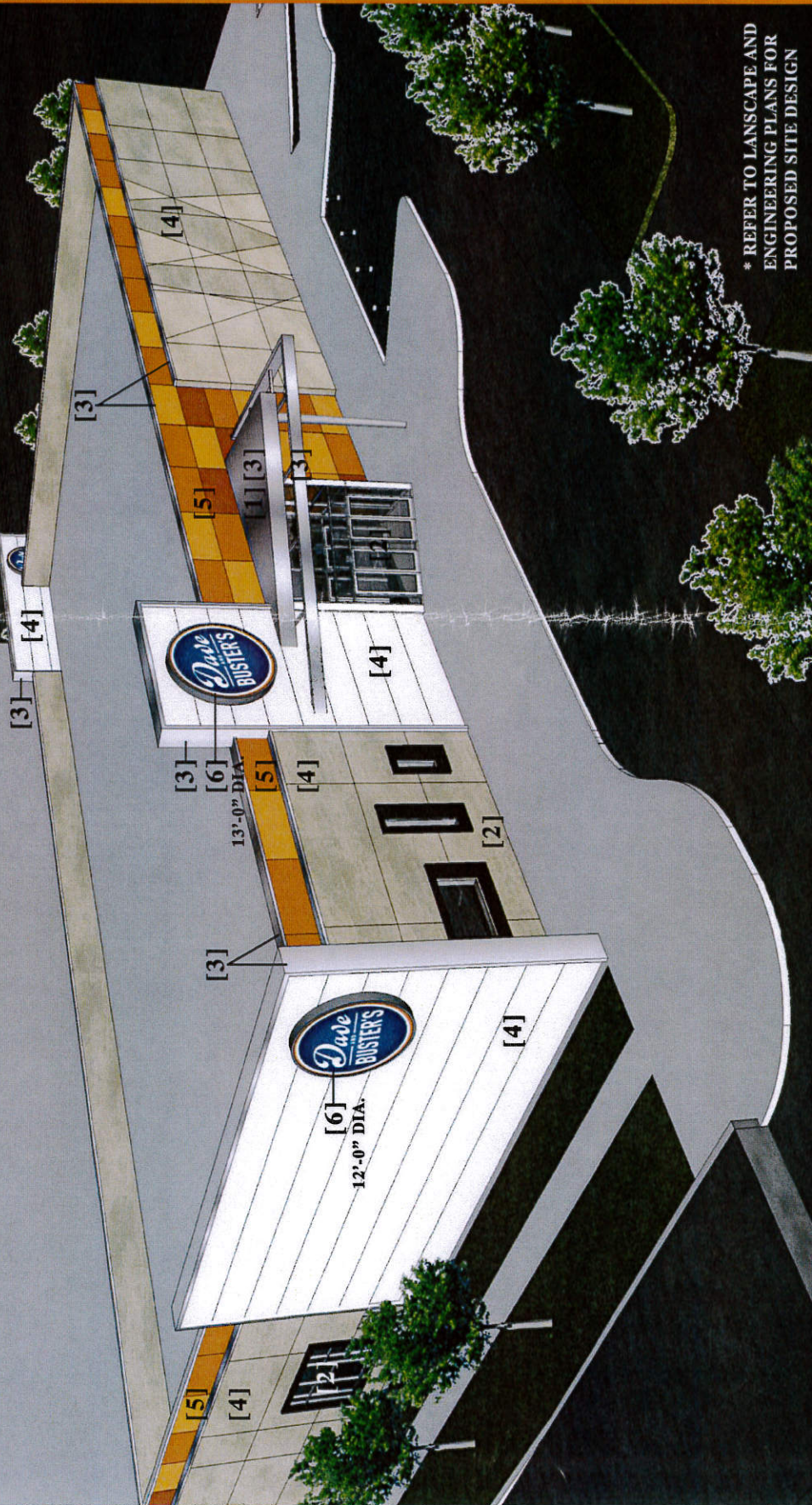




## STRUCTURE BY OTHERS

- [1] METAL CANOPY
- [2] ALUMINUM STOREFRONT
- [3] SILVER FINISH METAL
- [4] EIFS W/ REVEALS
- [5] SYNTHETIC STUCCO ON CONCRETE TILT-UP PANELS
- [6] ACRYLIC FACED, INTERNALLY LIT SIGNAGE W/ METAL EDGE BAND

A color calibration bar featuring 11 color patches arranged horizontally. From left to right, the patches are: a dark orange square, an orange square, a light orange square, a white square, a white square, a light gray square, a light gray square, a dark gray square, a dark gray square, a dark gray square, and a dark gray square. Below each patch is its corresponding name in all caps: DARK ORANGE, ORANGE, LIGHT ORANGE, WHITE, WHITE, LIGHT, LIGHT, DARK, DARK, DARK, and DARK.



**\* REFER TO LANDSCAPE AND  
ENGINEERING PLANS FOR  
PROPOSED SITE DESIGN**

**DAVE & BUSTER'S**  
MAGNOLIA PARK  
GREENVILLE, SC

**EXTERIOR RENDERING-VIEW 1**  
**08-13-2012**

**Aria Group**  
**Architects, Inc.**



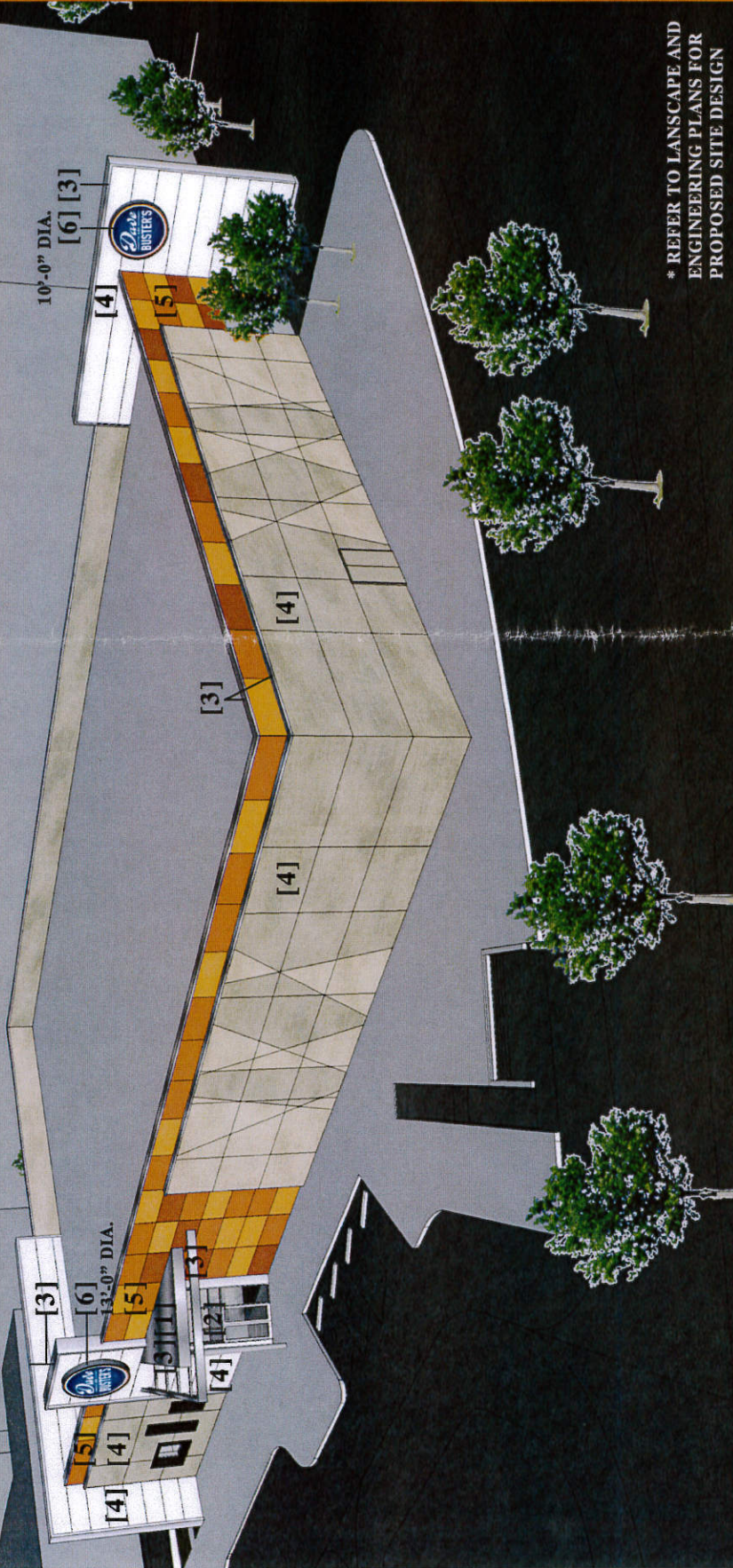
# KEY NOTES

- [1] METAL CANOPY
- [2] ALUMINUM STOREFRONT
- [3] SILVER FINISH METAL
- [4] EIFS W/ REVEALS
- [5] SYNTHETIC STUCCO ON CONCRETE TILT-UP PANELS
- [6] ACRYLIC FACED, INTERNALLY LIT SIGNAGE W/ METAL EDGE BAND

# FINISHES



\* FUTURE GARAGE STRUCTURE BY OTHERS



\* REFER TO LANDSCAPE AND ENGINEERING PLANS FOR PROPOSED SITE DESIGN

DAVE & BUSTER'S  
MAGNOLIA PARK  
GREENVILLE, SC

EXTERIOR RENDERING-VIEW 2  
08-13-2012

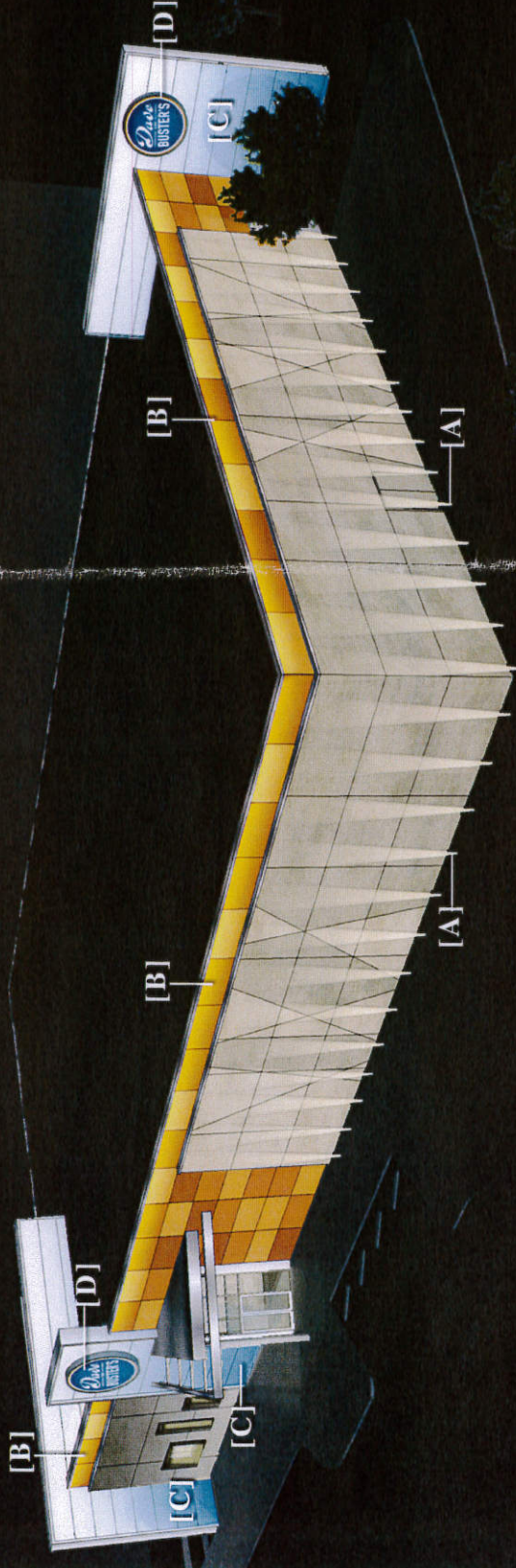
Aria Group  
Architects, Inc.



# KEY NOTES

- [A] IN GROUND  
UP LIGHT
- [B] COVE LED  
TAPE LIGHT
- [C] IN GROUND  
FLOOD LIGHT
- [D] SIGNAGE,  
INTERNALLY LIT

# FINISHES

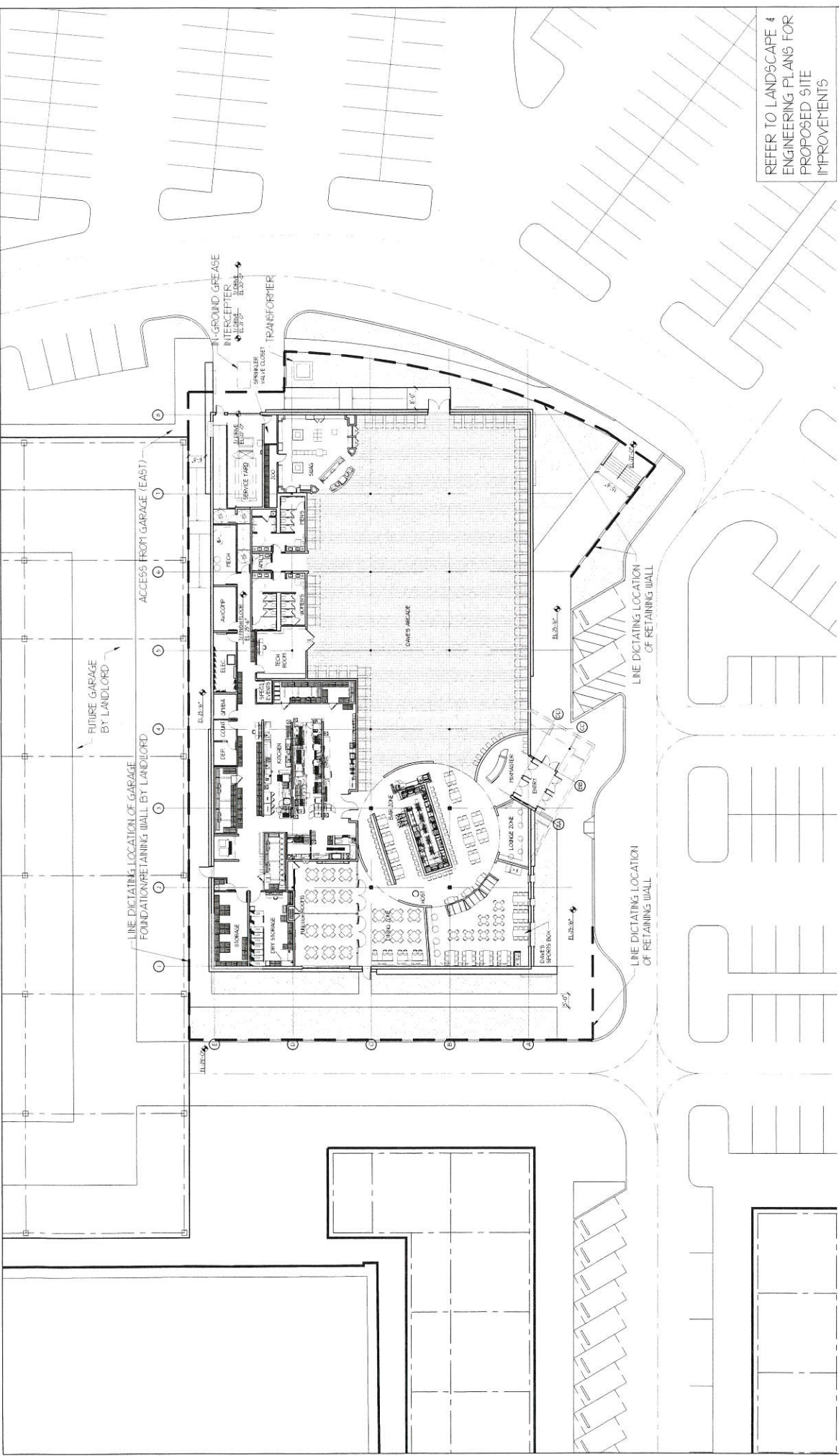


EXTERIOR NIGHT RENDERING-VIEW 5  
08-13-2012

DAVE & BUSTER'S  
MAGNOLIA PARK  
GREENVILLE, SC

Aria Group  
Architects, Inc.





REFER TO LANDSCAPE &  
ENGINEERING PLANS FOR  
PROPOSED SITE  
IMPROVEMENTS

**Aria Group Architects, Inc.**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN



Site Plan - August 13, 2012  
PLANNING SUBMITTAL  
NOT TO SCALE

DAVE & BUSTER'S  
MAGNOLIA PARK  
WOODRUFF ROAD  
GREENVILLE, SC

